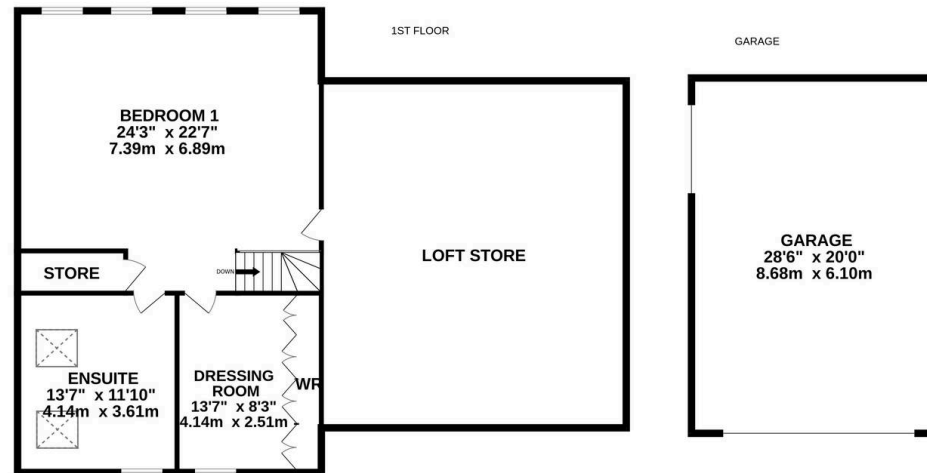
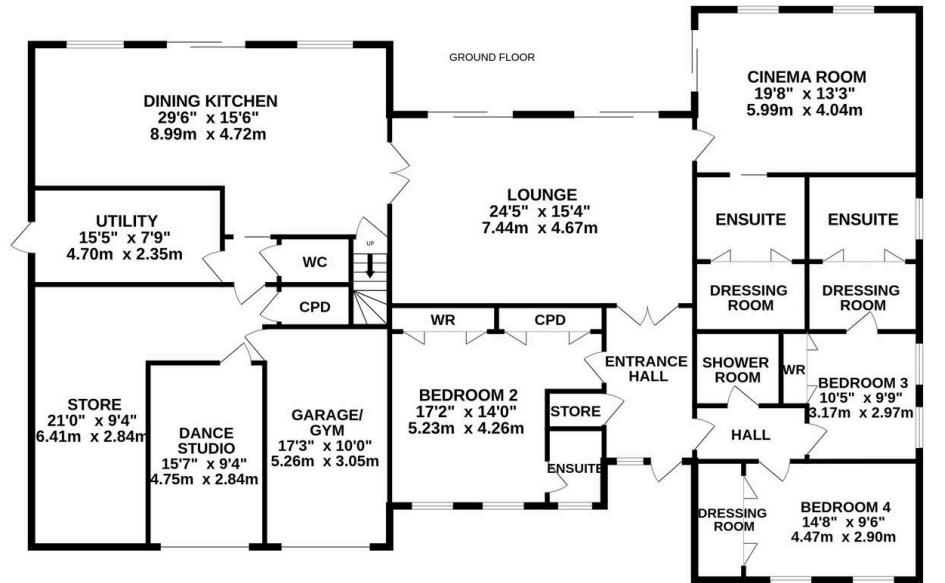




Cawthorne Road, Barugh Green

Barnsley

Offers in Region of **£895,000**



CAWTHORNE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Cawthorne Road

Barugh Green, Barnsley

TUCKED AWAY, THIS GENEROUS PLOT APPROACHES 1/2 ACRE AND THIS SUPERB SWEDISH BUILT 'GRAND DESIGN' STYLE HOME OFFERS SIZEABLE AND FLEXIBLE ACCOMMODATION ENJOYING OPEN ASPECT OVER GREENBELT TO THE REAR AND SITUATED IN THIS MOST CONVENIENT OF LOCATIONS WITHIN EASE OF ACCESS TO LOCAL SCHOOLING AND AMENITIES AND TRANSPORT LINKS.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- UNIQUE DETACHED PROPERTY
- FOUR / FIVE BEDROOMS
- ECO FRIENDLY
- FIVE BATHROOMS
- PRIVATE DRIVEWAY
- HOME GYM
- DANCE STUDIO
- TIMBER OUTBUILDING
- FLEXIBLE LIVING ACCOMODATION





ENTRANCE

Entrance is gained via a reinforced timber door with matching double glazed side panel to the hallway with inset ceiling spot lights and wood block flooring. Access to the loft via a hatch.

LOUNGE

24' 5" x 15' 4" (7.44m x 4.67m)

A generous lounge having a high degree of natural light via two separate full length sliding doors giving access to the patio and views over the garden, inset ceiling spotlights, four further wall lights. Twin French doors to the dining kitchen.

DINING KITCHEN

29' 6" x 15' 6" (8.99m x 4.72m)

A superb open plan space with ample room for table and chairs. There is a range of high gloss cream units including drawers and larders finished with granite worktop and granite splashback, one and a half bowl sink with sinkerator. Appliances include integrated dishwasher, stainless steel oven and oven/microwave and ceramic induction hob (all Bosch), Hotpoint extractor fan. There is also a high-level fridge and freezer. There are inset ceiling spotlights and further under cupboard lighting. There is solid tiled floor throughout. There are three separate full length triple glazed windows to the rear one having a sliding glazed door.

INNER HALL

Doors to utility, W.C and internal triple garage.



UTILITY

15' 5" x 7' 9" (4.70m x 2.35m)

Having a range of wall and base units in wood effect, laminate worktop, stainless steel sink with chrome mixer tap and tiled splashbacks, solid tiled floor, two ceiling strip lights, plumbing for washing machine and space for tumble dryer. Ample room for hanging coats.

STORE

21' 0" x 9' 4" (6.41m x 2.84m)

Through the inner hallway via the utility a door opens through to the store area. In an L shaped configuration this versatile space forms part of the former triple garage and has been amended by the current vendor and retaining the remote-control sectional door to front here we find the boiler and hot water tank. This area provides further storage or possible scope for gym or office space a door opens through to further storage cupboard and an additional door opens through to the following.

DANCE STUDIO

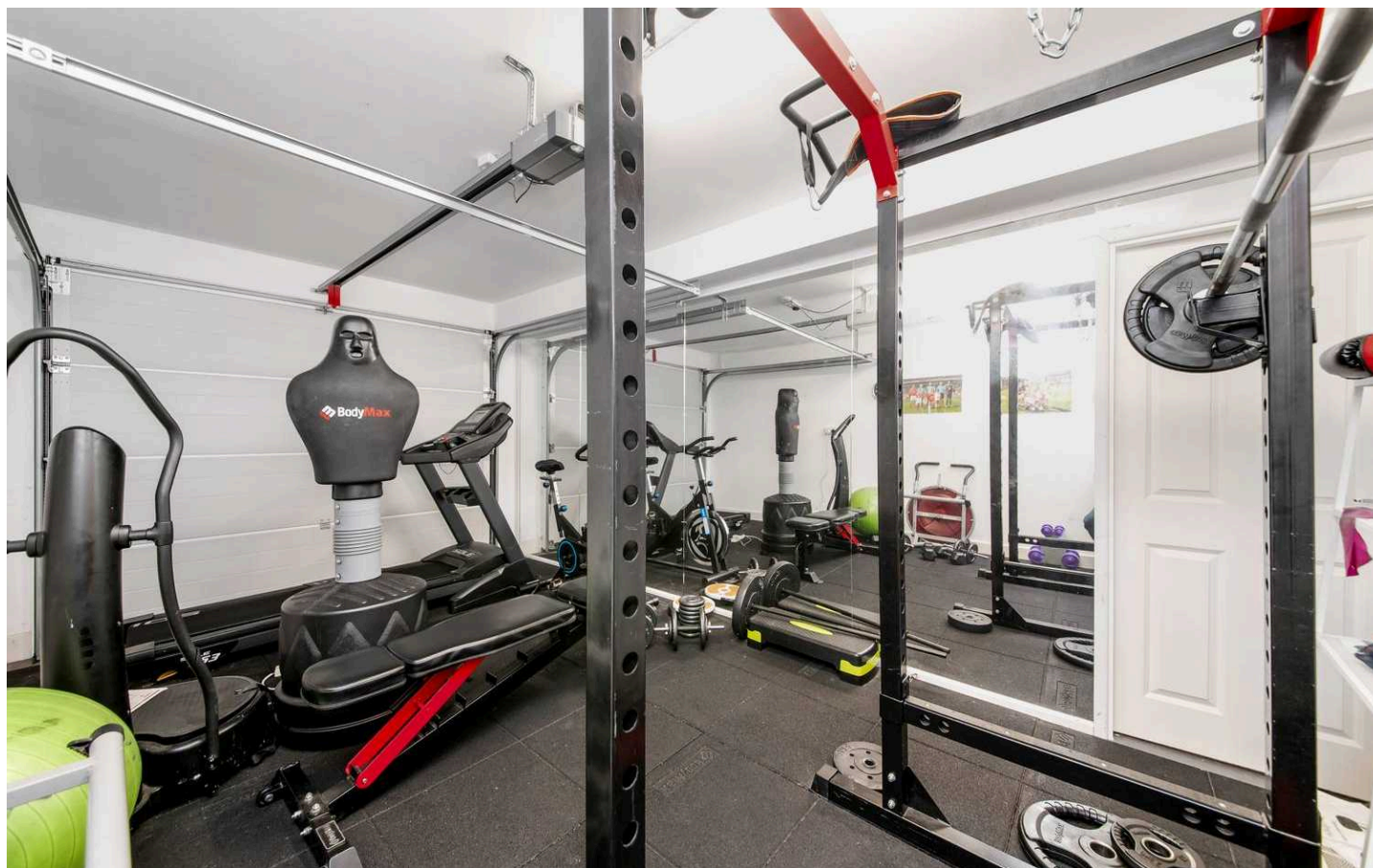
15' 7" x 9' 4" (4.75m x 2.84m)

Having been converted from the former garages and retains the sectional door to front. There are two ceiling strip lights and wood effect flooring. Currently used as a dance studio provides yet more versatile space for a work from home office or indeed potential for further bedroom or living accommodation.

GYM

17' 3" x 10' 0" (5.26m x 3.05m)

Currently used as a gym there is sectional remote control operated door to front, ceiling strip light and if so desired the partition walls between the garage, dance studio and store area could be removed and reverted back to the triple garage original installed





CINEMA ROOM

19' 8" x 13' 3" (5.99m x 4.04m)

Versatile reception space with two triple glazed timber windows overlooking the rear garden and sliding timber and triple glazed door to the rear patio, there are inset ceiling spotlights and two separate doors to the en-suite. This room was previously used as a double bedroom.

EN SUITE

Entrance gained by sliding timber door into ensuite shower room comprising a three-piece white suite in the form of close coupled W.C, basin sat within vanity unit with chrome mixer tap over and shower enclosure with chrome mixer shower over. There are inset ceiling spotlights, full tiling to walls and floor, chrome towel rail / radiator and shaver socket.

BEDROOM TWO

17' 2" x 14' 0" (5.23m x 4.26m)

An excellent second bedroom with inset ceiling spotlights, two timber triple glazed windows to the front elevation and two separate folding door areas to the built-in wardrobe and storage cupboard.

EN SUITE

Comprising of a three-piece modern white suite of close coupled W.C, pedestal basin with chrome mixer tap over and enclosed shower cubicle with mixer shower, inset ceiling spot lights, full tiling to walls and floor and timber triple glazed obscure window to the front.



BEDROOM THREE

10' 5" x 9' 9" (3.17m x 2.97m)

A further double bedroom with two timber triple glazed windows to the side elevation, inset ceiling spotlights and built-in wardrobes. A door opens through to the dressing room. This has inset ceiling spotlights and hanging space. A folding timber door then leads through to the ensuite shower room.

EN SUITE SHOWER ROOM

Comprising a three-piece white suite in the form of close coupled W.C, basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling lights, extractor fan, full tiling to walls and floor, shaver socket and obscure uPVC double glazed window to side.

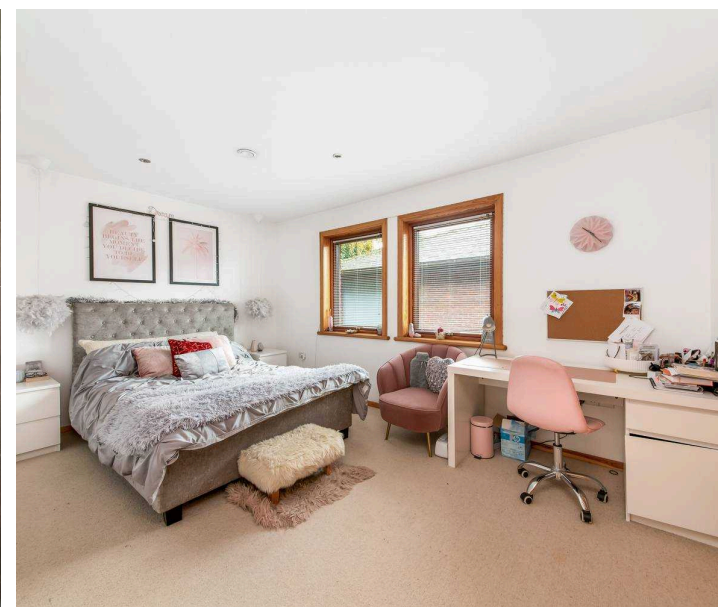
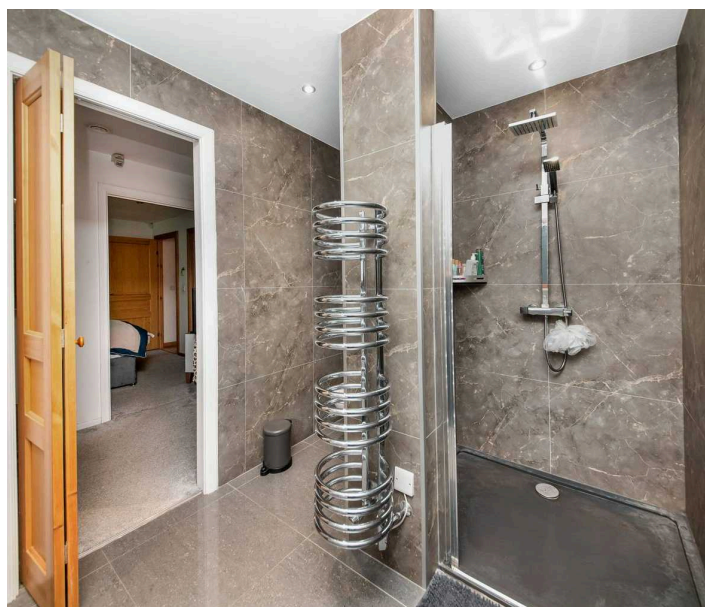
BEDROOM FOUR

14' 8" x 9' 6" (4.47m x 2.90m)

A further double bedroom with triple glazed windows to the front with inset ceiling spotlights and timber doors to the walk-in store/wardrobe.

BATHROOM

Comprising of a three-piece modern white suite in the form of W.C, basin sat within vanity unit, bath with mixer tap and mains fed shower over with glazed shower screen. There is full tiling to walls and floor, inset ceiling lights and shaver socket.





FIRST FLOOR

From the kitchen a staircase rises to the first floor.

BEDROOM ONE

24' 3" x 22' 7" (7.39m x 6.89m)

A superb open plan space having a high degree of natural light via superb apex to the rear with far reaching views, timber full length triple glazed units to the rear and further natural light via two Velux double glazed windows to the side and two timber triple glazed windows to the front. There is wood block flooring, ceiling and wall lights. This room offers a superb principal suite with a lovely semi-rural aspect. This room was once utilised as an additional lounge which it could be once again if so desired.

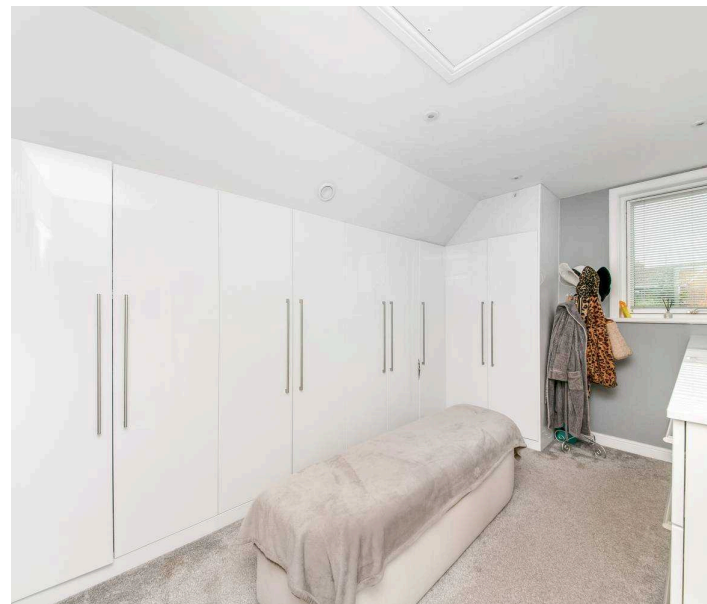
EN SUITE

A luxury en suite bathroom boasting high quality fixtures and fittings throughout in the form of; twin basins each sat within vanity unit with chrome mixer tap over, close coupled W.C, bath with waterfall tap feature and separate handheld shower in addition to a walk in rain shower with separate chrome shower attachment. The room has inset ceiling lights, tiling to walls and floor, extractor fan, anthracite towel rail / radiator and an abundance of natural light gained via timber triple glazed window to front and two Velux sky lights to side.

DRESSING ROOM

13' 7" x 8' 3" (4.14m x 2.51m)

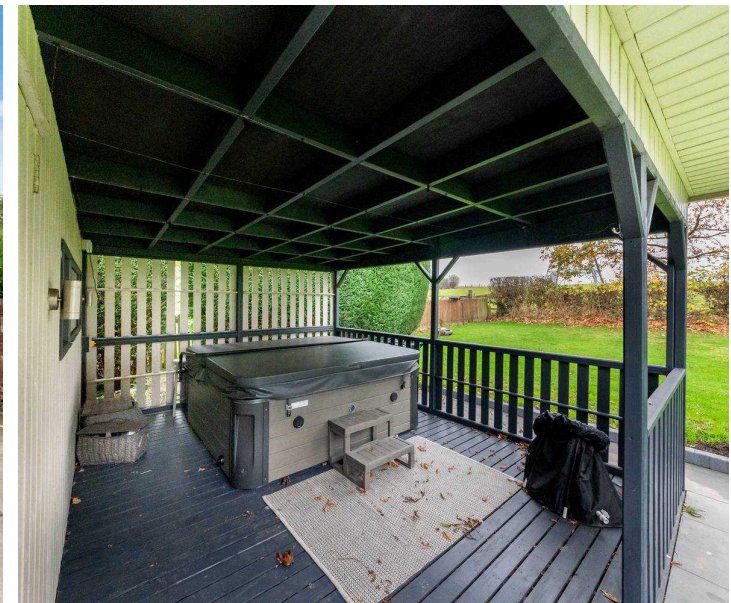
Back from bedroom one a separate door leads through to the dressing room. A superb addition to any principal suite and has built in wardrobes providing an abundance of hanging space, fitted drawers, inset ceiling lights, central heating radiator, triple glazed window to front and access to loft space via hatch.

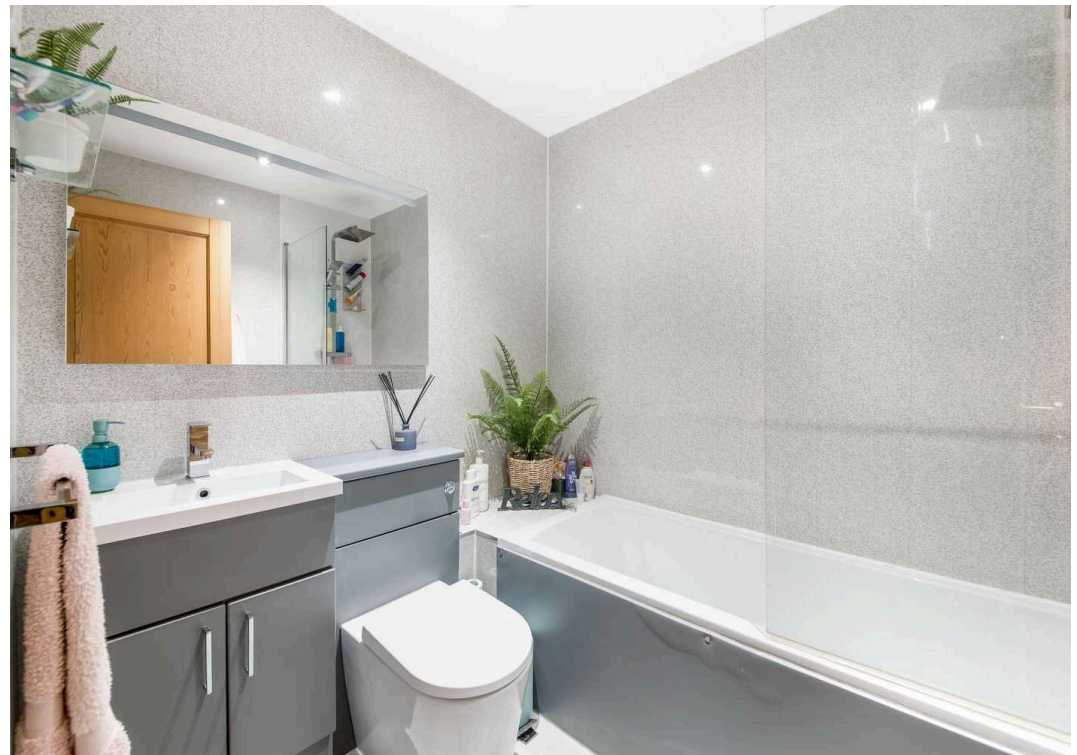
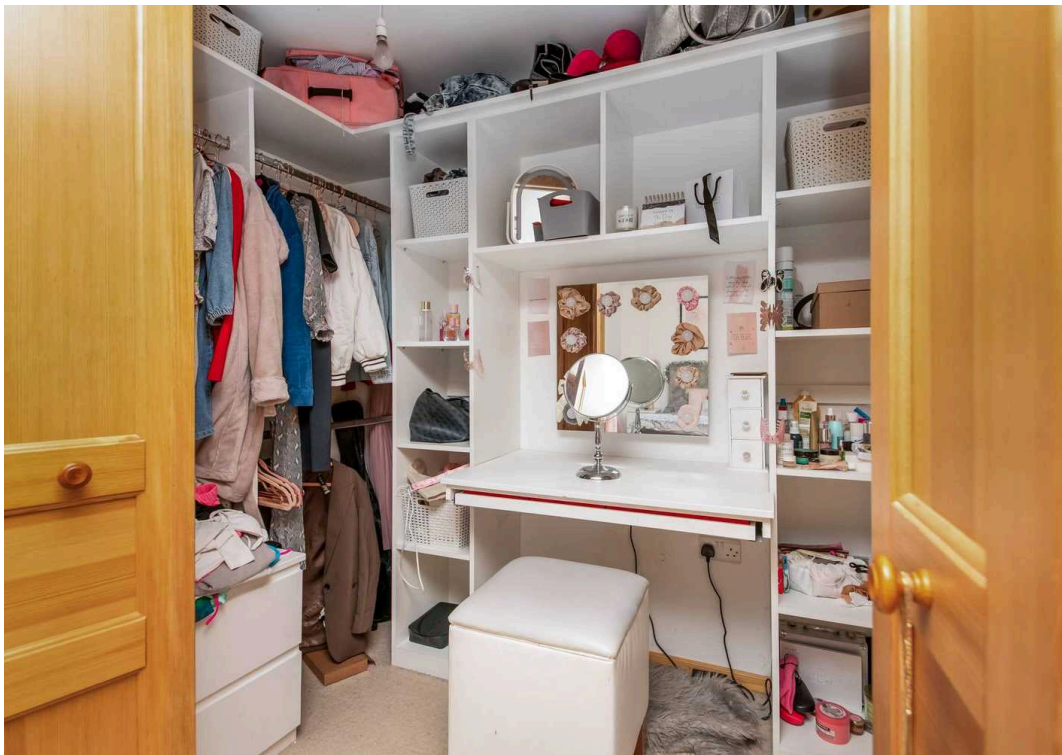




GARDEN

Accessed via its own private driveway to electrically operated remote-control gates with additional pedestrian gate to the side. Internal driveway with flower beds and extensive forecourt to the front providing turning circle and parking for numerous vehicles. To the rear is an extensive flagged patio seating area with water feature. Beyond which is a lawned garden space with perimeter hedging, fencing and central planter. To the side of the home is a further flagged seating area with a gate to the front, perimeter fencing and hard standing for shed. The current vendors have also added a significant timber outbuilding which incorporates two covered outside seating spaces, one with space for a hot tub. The building itself has entrance vestibule beyond which is a games room / bar. A superb addition to any home offering versatile reception space with power and lighting. There is a fitted bar, inset ceiling lights and natural light gained via glazing to two sides, sliding door giving access to garden and door to canopy area. Currently used as a bar but offers options for work from home premises, business use or indeed potential for temporary living accommodation given necessary planning and consents.







ADDITIONAL INFORMATION

The EPC Rating is B-85 and we are informed by the vendor that the property is Freehold.

COUNCIL TAX BAND

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VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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